

**LOWER PAXTON TOWNSHIP
ZONING HEARING BOARD**

Meeting of November 7, 2013

Members Present

Greg Sirb
David Dowling
Sara Jane Cate
Jeff Staub
Alan Hansen
Watson Fisher

Also in Attendance

James Turner
Dianne Moran

Docket 1345

Applicant: George and Loredana Gekas

Address: 407 Trudy Road
Harrisburg, PA 17109

Property: 407 Trudy Road
Harrisburg, PA 17109

Interpretation: Section 307.C. Accessory Structures and Uses.
307.C.3 No accessory building shall be allowed in a minimum front yard.

Section 403.D.14.a Residential Accessory Structure or Use- A.
Accessory structures and uses shall not be located within the required accessory use setback. Accessory structures shall not be located within a front yard.

The applicant seeks a variance to construct a roof over a pre-existing and non-conforming structure to protect a new motor vehicle.

Grounds: Section 307 and 403

Fees Paid: October 1, 2013

Property Posted: October 29, 2013

Advertisement: Appeared in The Paxton Herald on October 23 and October 30, 2013.

The hearing began at 7:04 p.m.

Mr. Sirb swore in Loredana Gekas, 407 Trudy Road, Harrisburg, PA 17109. Mr. Sirb questioned Ms. Gekas if she was the owner of the property. Ms. Gekas answered yes.

Mr. Sirb questioned Ms. Gekas if she had an issue with submitting the application and site plan as exhibits. Mr. Gekas answered no.

Mr. Sirb swore in Dianne Moran, Zoning and Hearing Officer for Lower Paxton Township.

Mr. Sirb questioned if the application was properly advertised. Ms. Dianne Moran advised that the appropriate fees were paid on October 1, 2013. The proper advertisements appeared in The Paxton Herald on October 23, 2013 and October 30, 2013. The hearing notices were posted on October 29, 2013.

Mr. Sirb questioned what variance the applicant is seeking for Docket 1345. Ms. Moran answered Section 307.C; Accessory Structures and Uses: Section 307.C.3; No accessory building shall be allowed in a minimum front yard: 403.D.14.a; Residential Accessory Structure or Use; Accessory structures and uses shall not be located within the required accessory use setback. Accessory structures shall not be located within a front yard. Ms. Moran noted that the applicant seeks a variance to construct a roof over a pre-existing and non-conforming structure to protect a new motor vehicle.

Mr. Sirb requested Ms. Gekas to explain to the Board what she wants to do. Ms. Gekas noted when she bought her house the structure was in place in front of her house. She noted that the prior occupants used it for basketball. She explained that there are 17 steps up to her house from the level where she parks her car. She noted that she purchased a new car and all she wants is to put something in that area that will protect her car from the winter snow and ice. She noted that she wants the covering to be small so it doesn't take away from the house. She noted that she wants the Board to give her permission to put up a covering for her car.

Mr. Sirb questioned if she wanted to put a roof over the cement patio where she parks her car. Ms. Gekas answered yes.

Ms. Cate noted that she needs to know what kind of covering Ms. Gekas is proposing to use. Ms. Gekas answered that she proposes to use a metal carport, a corrugated roof. Ms. Cate questioned what would the shape of the roof be. Ms. Gekas noted that the pitch is shown in the sample that she provided to the Board. She noted that it would be constructed into the existing block wall and it has a pitch of about two feet.

Mr. Sirb questioned how far out she would come with the carport, noting that the plan shows 19 feet. Ms. Gekas answered that she would go almost to the end so she could see when she backs out.

Mr. Sirb questioned Ms. Moran if this would be considered to be a front yard. Ms. Moran answered yes.

Mr. Sirb questioned since it has been there it is a non-conforming use. Ms. Moran that is correct.

Ms. Cate questioned if Ms. Gekas had considered a slanted flat roof. Ms. Gekas noted that she has six feet and it would be too much of a slant. Ms. Cate questioned about a flat roof. Ms. Gekas noted that it is 17 feet and she would have to put a post in the middle to support the roof. She noted if she had to put a pole in the middle to support the roof, it would be very tight to park two cars. Ms. Cate suggested that Ms. Gekas could park two cars very easily in that location. Ms. Gekas stated that it would not work, if you had to put a pole in the middle. She noted that she could if the Board wants her to.

Ms. Cate noted that she has seen beautiful rooms that are flat and with a slight slant. Ms. Gekas questioned if Ms. Cate could tell her where she could find these roofs, as she wanted to get the variance first and then determine what she would put in that location and how much she could spend on the project. She noted if you have an idea, absolutely. Ms. Cate answered that she has seen them in Hummelstown. Ms. Gekas noted that they mostly put up sheds, noting that the company in Hummelstown will come and measure and it will cost \$1,500 to \$1,600. She noted that the maximum that she can go is \$2,000.

Mr. Dowling questioned Ms. Gekas if she has talked to a contractor yet. Ms. Gekas answered no as she thought she had to get the variance first. Mr. Dowling noted that the problem that he is having is that it would be hard for the Board to say yes to the variance without knowing what Ms. Gekas was planning to build. Ms. Gekas noted that she would like to build on the existing structure one way or the other. Mr. Dowling noted that the Board needs to have a feel for what it will look like because you are putting a structure in your front yard and the Township says you can't do that, so unless there is some special reason the Board needs to see what it will look like. Ms. Gekas noted that is what is on the last page of her submittal. She noted that is what she was looking at. Mr. Dowling suggested that it would not be very desirable at that location. Ms. Gekas noted that she would never put in something that was not nice, but her problem is what she can afford to spend. She stated that she assumed that she needed to get the approval before she could spend \$2,500.

Mr. Dowling explained that a contractor would come to the meeting and testify and explain to the Board what she planned to build. He noted that she could probably get a contractor to do a bid and drawing for a reasonable price. Ms. Gekas noted what is in the packet is what she planned to do.

Mr. Sirb noted that it is a general carport. She noted that she included a picture of the work the company does. Mr. Sirb noted that it is 18 feet by 21 feet. He explained that Mrs. Gekas has a width of 17 feet and she would probably want to stay inside the walls as you have 17.41 feet. Ms. Gekas suggested that it was 19 feet. She noted that she cannot attach the posts to the cement.

Mr. Sirb noted that the width of the carport is 18 feet but she only has 17 feet 11 inches showing on the diagram. She noted that she use a 17 foot carport. Ms. Gekas noted that she will tell the company that she needs that size. She noted that they come in all kinds of sizes. She noted that she was not sure if it was the best and quickest noting that it could be removed in the

future. She suggested that it was the best. She noted that it is a very long house and she wants to have balance. She noted that to put a roof would cost \$6,000.

Mr. Staub noted that his concern is if you are proposing something similar to the carport that it does not blend in with the neighborhood. He noted that he was not sure how to get around it noting the concerns in regards to the amount of money that you plan to spend. She noted that she would take in account what it looks like as it would affect the value of the home. She noted that she does not want to waste her money. She explained that she is not sure she could afford to spend \$5,000 to \$6,000 to make it perfect to put a roof that would not be too high. She noted that the top part of the wall is six feet but the structure would have to be made higher in the back. She noted if she started at the six foot level and slant the roof forward out 19 feet... she noted that she would not put something that is not nice or she would just put a blanket over her car.

Mr. Sirb noted that the problem is unless Ms. Gekas brings an exact plan, it is hard for the Board to render a decision. He noted if you slap a carport in that location, it will look horrible. He noted that it must blend into the house and the neighborhood, noting that it is located in the front yard so it has to be presentable and without having a plan in front of him; it is hard to make a decision.

Ms. Gekas noted that she could call a few people to get ideas. Mr. Sirb noted that Ms. Gekas needs to bring that person to the meeting. Ms. Gekas noted that it should not be too high so it does not overwhelm the house. She noted that she has to walk up 17 steps to get to the house.

Mr. Sirb suggested that the Board could table this docket.

Mr. Dowling noted that the Board will table this docket and would like Ms. Gekas to visit a contractor and get some estimates, pick the one she likes and come back with the contractor and have him present those drawings to the Board for it to make a decision.

Ms. Gekas questioned Mr. Staub what he recommends that she should do, what would look good. Mr. Staub answered it could be a stick built roof with a joist and plywood sheathing, with a roof that has felt paper and fiberglass or asphalt shingle and it should not be too expensive. He noted that she could use the existing walls as support for the roof structure. Ms. Gekas noted that she would need to go up on the edge as it is stepped. She questioned if she would have to fill in the stepped concrete with bricks. Mr. Sirb answered you could have different lengths of posts, maybe two on each slab at each level. Mr. Staub noted that it is only 18 feet and it would not require a post in the middle. Ms. Gekas noted that it would be like a little house and she would have to buy a spout on the left and one on the right. Mr. Sirb noted that she might be fine without spouting but she needs to get a contractor, tell him what she needs, work with the existing wall to make it presentable and call Ms. Moran and she will get her on the next meeting in December. Ms. Gekas noted if it costs too much she will have to let it go.

Mr. Cate made a motion to table Docket No. 1345. Ms. Dowling seconded the motion. Mr. Sirb conducted a voice vote and the motion was unanimously approved.

The hearing ended at 7:25 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

**LOWER PAXTON TOWNSHIP
ZONING HEARING BOARD**

Meeting of December 5, 2013

Members Present

Greg Sirb
David Dowling
Sara Jane Cate
Jeff Staub
Alan Hansen
Watson Fisher

Also in Attendance

James Turner
Dianne Moran

Continuation of Docket 1345

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The hearing began at 7:20 p.m.

Mr. Freeburn noted that the applicant cannot make the meeting tonight and he made a motion to continue the application indefinitely at this point. Mr. Sirb second the motion but questioned the indefinitely with no time frame.

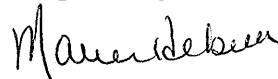
Mr. Dowling questioned what the reason is for the applicant's absence from the hearing. Mr. Turner answered that he thinks the applicant is withdrawing the application but he has not received the actual withdrawal notice yet. Mr. Freeburn noted that they may withdraw it but they need more time to make their decision, and he would rather do this then make the applicant go through the application process and pay the fees the second time. He felt that it would be reasonable to table this hearing for a period of time to make their decision for maybe 60 days.

Ms. Moran noted that she will touch base with the applicant and ask for a letter in writing to withdraw it or ask when they plan to appear. Mr. Freeburn suggested that we should provide the applicant a 90-day extension. Mr. Sirb noted that he is fine with 90-days. Mr. Freeburn questioned since the motion is for a 90-day extension he did not want any possibility of a deemed approval with this process. Mr. Turner noted if the applicant withdraws the application, it would be a moot point. He suggested that there is a limitation of 60 days or less.

Mr. Freeburn made a motion to continue the hearing for 60 days or less that would not allow the docket to be deemed approved. Mr. Sirb seconded the motion. Mr. Turner conducted a roll call vote: Mr. Staub, aye; Mr. Dowling, aye; Mr. Sirb, aye; Mrs. Cate, aye; and Mr. Freeburn, aye.

The hearing ended at 7:25 p.m.

Respectfully submitted,



Maureen Heberle
Recording Secretary